

The Corporation of the Township of Southgate  
By-law Number 2022-007

**being a by-law to amend Zoning By-law No. 19-2002, entitled the  
"Township of Southgate Zoning By-law"**

**Whereas** the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

**Whereas** pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

**Now therefore be it resolved that** the Council of the Corporation of the Township of Southgate enacts as follows:

1. That this by-law applies to the lands described as CON 10 LOT 17, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, as:

- **Agricultural Exception (A1-360)**

2. **That** Section 33 to By-law No. 19-2002 is hereby amended by replacing section 33.360 with the following:

**"33-360  
Con 10,  
lot 17  
(Proton)**

**A1-360**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-360 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the working shop and power room shall be 750 m<sup>2</sup>
- c) The workshop shall be setback a minimum of 370m from the front lot line along Southgate Road 14
- d) The shop shall be setback a minimum of 46m from any side lot line.
- e) All outdoor storage shall be located no closer than 370m from the front lot line and 50m from the side lot line and screened from view by way of fencing or landscaped buffer.
- f) The maximum size of all outdoor storage shall be 500m<sup>2</sup>

3. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
4. **That** this by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

**Read** a first, second, and third time and finally passed this 19<sup>th</sup> day of January 2022.

---

John Woodbury – Mayor

---

Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands described as CON 10 LOT 17 geographic Township of Proton, in the Township of Southgate. The zoning bylaw amendment is to allow for an expansion to a small scale Industrial shop use. The expansion will be entirely within the existing structure. The Industrial workshop, office and power room are proposed to be up to 750m<sup>2</sup>. The outside storage area is proposed to be approximately 500m<sup>2</sup> with provisions for expansion. All other provisions of the by-law shall apply.

**The Effect** of the zoning by-law amendment is to allow for the entire existing structure to be used as a workshop and to remove the employee limit within the zoning. All other provisions of the by-law continue to apply.

The Township of Southgate Official Plan designates the subject lands Agricultural and Hazard lands.

Schedule "A"  
By-Law No. 2022-007

Amending By-Law No. 19-2002

Township of Southgate

Geographic Township of Proton

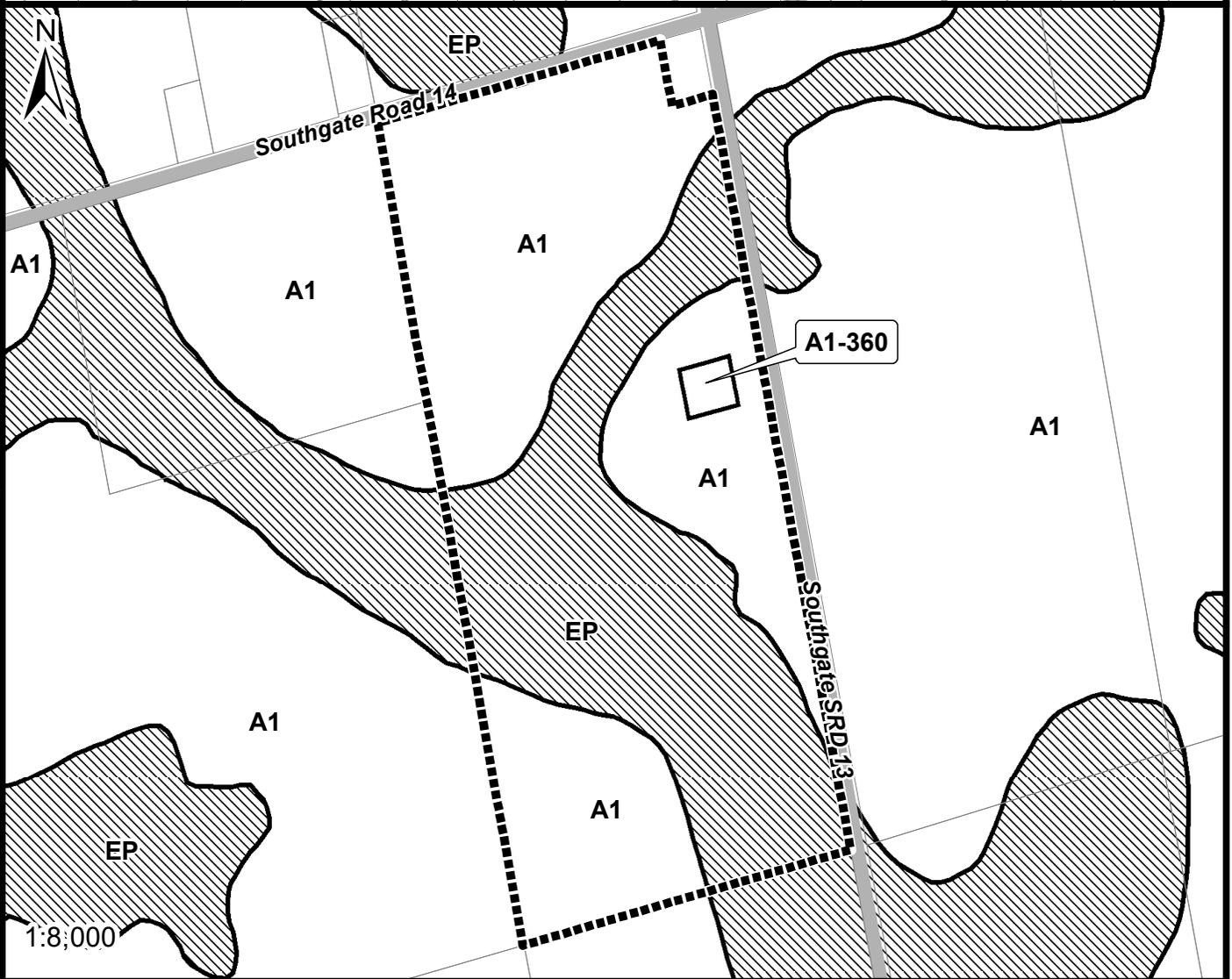
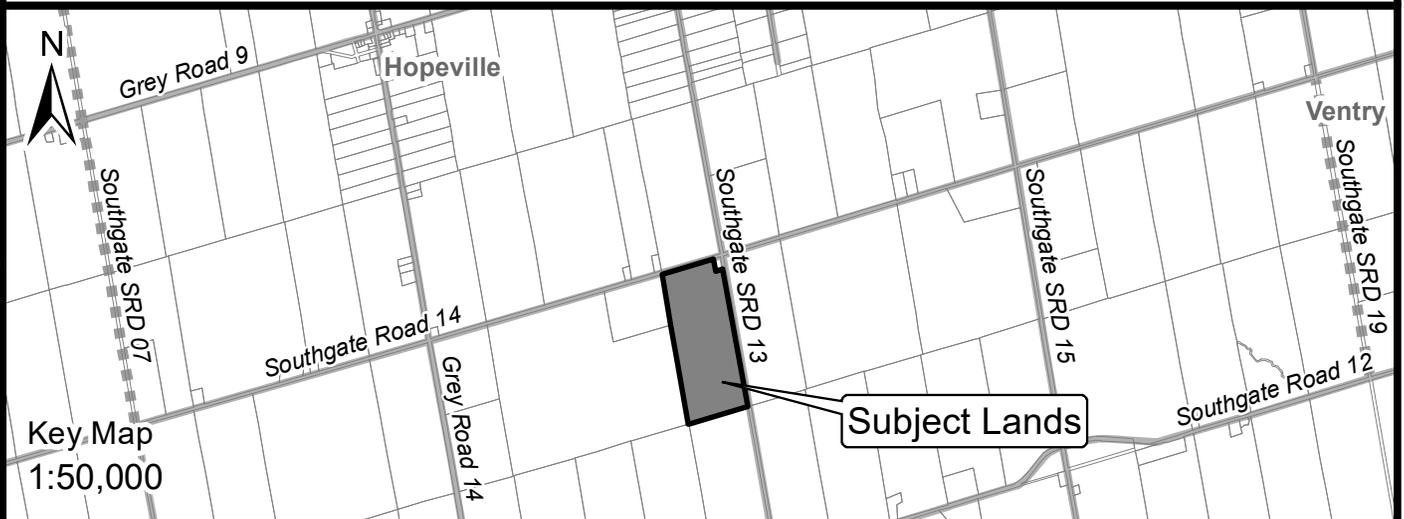
Date Passed: January 19, 2022

Signed: \_\_\_\_\_

John Woodbury, Mayor

\_\_\_\_\_

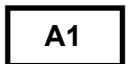
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection